

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, JANUARY 6, 2015
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman, Zbigniew Naumowicz [entered at 7:00 p.m.], Roger Quick, Jay Teppa and Michael Totilo. Absent: William Levin. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner; also present were: Anthony Romano, Management Analyst, OPM.

Ms. Dell, Chair called the meeting to order at 6:30 p.m., and introduced the members of the Board. Ms. Dell then introduced David Woods to discuss the ZBA Referrals.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA Appl. 01-15 305 Sundance Road**, the applicant is requesting a variance of Table III, Appendix B for rear yard setback. After some discussion with the Board, Ms. Fishman moved to recommend that the ZBA *deny* **ZBA Application 01-15** since by their own submittal the applicant proposed two options: Option A1A, which does not require a variance; whereas their preferred option requires a variance by the ZBA; Mr. Teppa seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Teppa, and Totilo).
2. **ZBA Appl. 02-15 14 Selby Place**, the applicant is requesting variances of Table III, Appendix B for required side yard setbacks. After some discussion with the Board, Mr. Teppa moved to recommend that the ZBA approve **ZBA Application #02-15**, and that this application is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Teppa, and Totilo).
3. **ZBA Appl. 03-15 116 Farms Road**, the applicant is requesting variances of Section 6A Accessory Buildings. After some discussion by the Board, Ms. Fishman moved to recommend that the ZBA approve **ZBA Application 03-15** with the following suggestions: 1) the ZBA carefully review the screening, 2) lighting especially type of lighting and hours allowed to have the lights on, 3) quality and type of fencing; and 4) require the applicant to speak to the neighboring property owners; Mr. Quick seconded the motion, and that this application is consistent with the 2015 Master Plan, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Teppa, and Totilo).
4. **ZBA Appl. 04-15 21 Ocean Drive West (aka 0 Woolsey Road)**, the applicant is requesting variances of Table III, Appendix B for side yard setbacks. After some discussion with the Board, Mr. Quick moved to recommend that the ZBA approve **ZBA Application 04-15** with the suggestion that the applicant be required to screen for sound control, increase landscaping and neighbor agreement, and that this application is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion,

and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

5. **ZBA Appl. 05-15 1 Juniper Hill Road (aka 3 Juniper Hill Road)**, the applicant is requesting variances of Table III, Appendix B for front yard setbacks for Lot A. . After some discussion with the Board, Mr. Tepper moved to recommend that the ZBA approve **ZBA Application 05-15** subject to joint approval by the Town of Greenwich as well, and that this application is consistent with the 2015 Master Plan; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
6. **ZBA Appl. 06-15 83 Lockwood Avenue**, the applicant is requesting a parking variance to permit 53 onsite parking spaces instead of the 103 required by Child Learning Center. Jacqueline Kaufman, Attorney with Carmody Torrance Sandak & Hennessey LLP made a brief presentation for the applicant. After considerable discussion and questioning by the Board, Mr. Tepper moved to recommend that the ZBA approve **ZBA Application 06-15** with the following conditions: 1) that the ZBA look into the 69 on-street parking spaces as a possible condition for staff to park on the street; 2) if number 1 above is not feasible, then require staff to park across the street at 80 Lockwood Avenue; and 3) that the applicant agree to periodic staff review of parking and other traffic issues, and that this application is consistent with the 2015 Master Plan; Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

PLANNING BOARD MEETING MINUTES:

Meeting of 12/16/14: After a brief discussion, Mr. Totilo moved to recommend approval of Planning Board Minutes of **December 16, 2014**; Ms. Fishman seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

DISCUSSION: CAPITAL BUDGET

The Planning Board spent over two hours reviewing the Capital Budget sheets, and made final selections of requests into six Tiers 0, 1, 2, 3, 4 and 5. Tier 0 is the new Police Headquarters building request of \$45 million and \$3 million for the Strawberry Hill School (BOE), tiers 5 and 6 are Police request if no new building is built, and Volunteer Fire Department.

Old Business

None

New Business

Dr. Woods announced to the Board that we received confirmation that James Redeker will make a joint Planning/Zoning Board presentation on the Stamford Transportation Center TOD proposal on Tuesday, January 27th. This public presentation is scheduled from 6:30 p.m. to about 7:30 p.m., and is open to the public, and both the Planning Board and Zoning Board members are able to ask questions.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:55 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.